



# COUNTY OF PLACER FACILITY SERVICES DEPARTMENT

Phone 530-886-4900 Fax 530-889-6809

www.placer.ca.gov

OK  
WJ

JAMES DURFEE, DIRECTOR  
MARY DIETRICH, ASSISTANT DIRECTOR  
ALBERT RICHIE, DEPUTY DIRECTOR  
WILL DICKINSON, DEPUTY DIRECTOR  
JOEL SWIFT, DEPUTY DIRECTOR

March 3, 2009

«OwnerName»  
«OwnerAddress1»  
«OwnerAddress2»  
«OwnerAddress3»

RE: **NOTICE OF PUBLIC HEARING TO CONSIDER SEWER AND WATER USER FEE  
INCREASES, PLACER COUNTY SEWER SERVICE AREA NO. 28, ZONE NO. 6  
(SHERIDAN SEWER, WATER AND LIGHTING)**

Assessor's Parcel Number: «APN\_APN»

Situs Address: «SiteAddress»

Dear Customer:

Our records indicate that you are the owner of the property identified by the assessor's parcel number shown above. Sewer service to this parcel is provided by Placer County Service Area (CSA) No. 28, Zone No. 6 (Sheridan Sewer, Water and Lighting). **On May 12, 2009 at 11:00 a.m., the Placer County Board of Supervisors will hold a public hearing to consider increases to the sewer and water user fees charged for this CSA. The Board will also consider written protests concerning the increases. The hearing will take place in the Placer County Administrative Center, Board of Supervisors' Chambers, 175 Fulweiler Avenue, Auburn CA 95603.** You may attend the hearing in person or send written comments to the Board at the same address.

The current charge for a single unit of sewer service is \$52.08 per month. The current charge for a single unit of water service is \$27.00 per month. The CSA proposes to implement a series of fee increases over a three year period as shown in the table below.

|                 | Current monthly<br>fee | Proposed – July<br>2009 | Proposed – July<br>2010 | Proposed – July<br>2011 |
|-----------------|------------------------|-------------------------|-------------------------|-------------------------|
| <b>Sewer</b>    | \$ 52.08               | \$ 64.58                | \$ 77.50                | \$ 89.12                |
| <b>Water</b>    | \$ 27.00               | \$ 38.34                | \$ 46.00                | \$ 52.91                |
| <b>Combined</b> | \$ 79.08               | \$ 102.92               | \$ 123.50               | \$ 142.03               |

Due to limitations in the Sheridan wastewater and water systems, a moratorium on new sewer and water connections has been in effect since 1985. In addition, the CSA faces severe regulatory penalties if we do not complete projects that will expand our capacity to: a) store, treat and dispose of wastewater; and, b) provide peak day water demand if our main water well goes out of service for any reason.

11476 C Avenue Auburn CA 95603  
Entrance at 2855 2nd Street

Administration – Building Maintenance – Capital Improvements – Museums – Parks  
Property Management – Environmental Engineering – Utilities

## Notification of Proposed Fee Increase

March 3, 2009

Page 2

Phase 1 of the wastewater project, which was completed at a cost of \$1,040,000, required building a new pond for the storage of treated water. This project was funded with a combination of Cemex Development Agreement fees (\$600,000), and loans from the County (\$440,000). Phase 2 is now underway, with the goal of expanding facilities for the disposal of treated water to pasture land. A grant of \$2,000,000 is available to complete Phase 2, provided that additional local matching funds totaling \$300,000 are obtained.

As conceived at this time, the Sheridan Water Supply and Distribution Project would cost \$950,000, with \$700,000 of grant funds and \$250,000 of matching funds needed. A promising grant funding opportunity has been identified with the United States Department of Agriculture (USDA), and the application process is underway. County staff is very hopeful that completion of this project, coupled with completion of the wastewater project, will allow the County to accept new connections to the water and sewer systems equivalent to at least 70 single family residences.

The USDA will not provide grant funds unless: a) outstanding loans are repaid; and b) long term financial stability is demonstrated by raising fees sufficiently to cover all operating costs. This is also a goal of Placer County, which has been loaning money to the CSA for several years. Current Operating Revenue (derived from user fees) is \$200,000 per year, while annual Operating Expenses are approximately \$370,000. Additionally, at least \$30,000 per year should be set aside for capital improvements, replacement and rehabilitation. The purpose of the recommended fee increases is to close this \$200,000 per year operating revenue shortfall.

The Placer County Board of Supervisors has committed to the following actions to assist the CSA in achieving regulatory compliance and attaining a stable financial standing:

1. Forgive existing debt totaling \$1,370,000 owed to the County Service Area Revolving Fund.
2. Contribute approximately \$550,000 from the General Fund to provide matching funds for the Sheridan Sprayfields Expansion Project and the Sheridan Water Supply and Distribution Project.
3. Provide contributions from the General Fund to bridge operating shortfalls anticipated through June 2011. If the recommended fee increases are put in place, this amount is estimated to be \$440,000.
4. Approve the recommended fee increases detailed above.

The above recommended fees are the monthly rate for a single-family residence. Most customers are billed for this service on their annual property tax statement. If your parcel is used for purposes other than a single-family residence, you may be billed more or less than the listed amount. If you are unsure as to the number of units of service your parcel is billed for, please feel free to call the telephone number listed below for clarification.

Notification of Proposed Fee Increase

March 3, 2009

Page 3

If you object to the proposed increases in the monthly service charges described in this notice, you may file a written protest with the Clerk of the Board of Supervisors. Written protests can be mailed, presented at the public hearing, or personally delivered to: Clerk of the Board of Supervisors, County of Placer, 175 Fulweiler Avenue, CA 95603.

A valid protest must contain:

- A description of the property (such as an address and/or assessor's parcel number) that is sufficient to identify the property.
- Written evidence that the signer is the owner of the property, if the signer is different than the person to whom this notice is addressed.

If a majority of affected property owners file written protests, the proposed rate changes will not be imposed. State law provides that only the written protests of property owners may be considered to determine if a majority protest exists. No more than one protest per property may be submitted.

To obtain additional information regarding the proposed fee increases, you may attend the Sheridan Municipal Advisory Council meeting at 7:00 p.m. on March 11, 2009 at Stewart Hall, located at 6005 Camp Far West Road, Sheridan, California, or call (530) 889-6846. You may also visit our website at [www.placer.ca.gov/sewer](http://www.placer.ca.gov/sewer).

Respectfully,

A handwritten signature in black ink, appearing to read 'J. Durfee', with a horizontal line extending to the right.

James Durfee, Director  
Facility Services Department

JD:WD:KK

T:\FAC\SPEC\_DIST(New)\9020 Ordinance Revisions\2009 Revisions\User Fees\Letter to Prop Owners\Prop Owner Ltr Sheridan.docx